105.0	0005	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	828,700	/	828,700
USE VALUE:	828,700	/	828,700
ASSESSED:	828,700	/	828,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHICK WALTER F
Owner 2:	
Owner 3:	
Street 1:	39 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KILCOYNE SUSAN -
Owner 2:	-
Street 1:	39 OLD MIDDLESEX PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .229 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9980.000	325,100		503,600	828,700
Total Card	0.229	325,100		503,600	828,700
Total Parcel	0.229	325,100		503,600	828,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.29 | /Parcel: 426.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67741
GIS Ref	
GIS Ref	
Insp Date	09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 105.0-0005-0011.0

!8352!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,100	0	9,980.	503,600	828,700		Year end	12/23/2021
2021	101	FV	313,500	0	9,980.	503,600	817,100		Year End Roll	12/10/2020
2020	101	FV	313,500	0	9,980.	503,600	817,100	817,100	Year End Roll	12/18/2019
2019	101	FV	254,400	0	9,980.	503,600	758,000	758,000	Year End Roll	1/3/2019
2018	101	FV	254,400	0	9,980.	431,600	686,000	686,000	Year End Roll	12/20/2017
2017	101	FV	254,400	0	9,980.	402,900	657,300	657,300	Year End Roll	1/3/2017
2016	101	FV	254,400	0	9,980.	345,300	599,700	599,700	Year End	1/4/2016
2015	101	FV	238,200	0	9,980.	309,300	547,500	547,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:11:00

LAST REV

Date	Time
12/12/18	10:17:18
danam	

USER DEFINED

Prior Id # 1:	67741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8352

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KILCOYNE SUSAN,	1441-68		8/30/2013		610,000	No	No		
KILCOYNE KEVIN/	1260-188		11/18/2002	Family	1	No	No		
WILLOE KEVIN J	1233-132		2/13/2001		399,900	No	No		
FILLEUL ROBERTA	1166-179		1/10/1997		237,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/1999	196	Re-Roof	4,500					REROOF
6/12/1998	348	Wood Dec	1,500					12X28 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2018	Info By Phon	DGM	D Mann
9/11/2018	MEAS&NOTICE	CC	Chris C
6/9/2009	Measured	189	PATRIOT
5/22/2001	MLS	MM	Mary M
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9980		Sq. Ft.	Site		0	70.	0.72	4									503,579						503,600	

Total AC/HA:	0.22911	Total SF/SM:	9980	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	503,579	Spl Credit		Total: 503,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99742496
Adj $ / SQ:	147.508
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399373
Depreciation:	74283
Depreciated Total:	325090

COMMENTS

643-4538.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

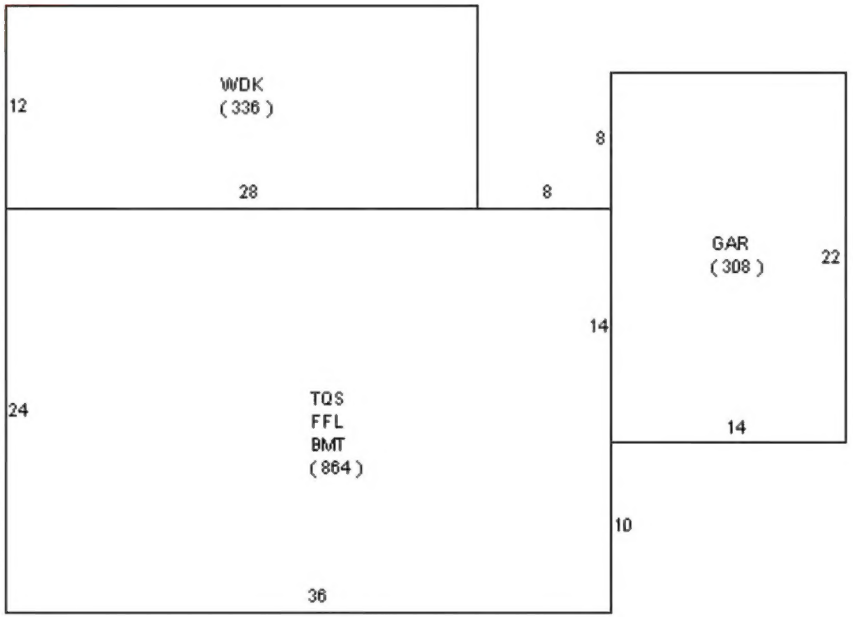
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.26
Special Features:	0	Val/Su Net:	107.65
Final Total:	325100	Val/Su SzAd	215.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	70.800	61,175
FFL	First Floor	864	147.510	127,447
TQS	3/4 Story	648	147.510	95,585
WDK	Deck	336	8.950	3,008
GAR	Garage	308	23.060	7,102

Net Sketched Area:		3,020	Total:		294,317
Size Ad	1512	Gross Area	3236	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

105.0-0005-0011.0

IMAGE

AssessPro Patriot Properties, Inc